

**ROWAN COUNTY PROJECT DEVELOPMENT BOARD MINUTES  
ROWAN COUNTY FISCAL COURT ROOM  
MOREHEAD, KENTUCKY  
OCTOBER 8, 2007**

The meeting of the Rowan County Project Development Board (PDB) was called to order by Rowan County Judge/Executive Jim Nickell at 4:35 p.m.

Board Members present: County Judge/Executive Jim Nickell, Chief Circuit Judge Bill Mains, Senior District Judge Bill Lane, Circuit Clerk Jim Barker, State Bar Association Representative Honorable Paul Stokes, Citizen-at-Large Representative Jerry Alderman, Magistrate District 2 Jerry Flannery and Michael Kier, Project Coordinator, Department of Court Facilities.

Board Members absent: Director AOC Representative Jerry Ravenscraft, Garlan VanHook, General Manager, Department of Court Facilities.

A quorum was declared by Judge/Executive Nickell.

Visitors present: Ryan Barrow of Ross Sinclair and Associates, Steve Sherman of Sherman, Carter, Barnhart, Deputy Judge/Executive Don E. Litton, Mayor Brad Collins, City Planner Joe Parsons, Keith Pack and Bob Barton from Packs, Inc., Larry and David Breeze, and Freddy White.

**OLD BUSINESS**

Jim Barker made a motion to approve the minutes as emailed to Board Members. Motion seconded by Judge Lane. Called for a vote and passed.

**NEW BUSINESS**

Judge/Executive Nickell recognized Steve Sherman, Joe Parsons and Mayor Collins. Judge Nickell opened the floor for questions of these individuals.

Steve Sherman presented information on site selection. Mr. Sherman handed out aerial view pictures and a criteria sheet of the properties viewed on September 20, 2007. All sites rated well Rowan County Courthouse Property, City/Breeze Property, Foursome Properties, Fred White Property and Morehead Center Park Property. Two properties are in the flood plain and would have to be raised out of the flood plain before AOC would consider building on said property. The properties are the Courthouse Property and the White Property. Both properties would have to be raised one foot above flood level. The White Property would have to be raised level with Main Street and the County building would need to be floor level with current Courthouse. All properties except Morehead Center Park would need to have caissons. Availability of utilities, storm sewers, etc. is not a problem for any of the properties.

The next step would be to have an appraisal completed on each of the selected properties. The Board needs to narrow down the selection to two or three properties.

Judge Lane made a motion to go into closed session; seconded by Judge Mains. Called for vote and passed.

The Board authorizes Chair Nickell to announce in open session that selected properties will have appraisals. An appraiser must be picked from an authorized AOC list. One appraiser will evaluate all three properties.

Appraisals must be completed and returned to the Judge/Executive's Office by 4 p.m. on October 30, 2007. The Board would receive the appraisals before the November 5<sup>th</sup> meeting for review. A decision would be announced at the November 12<sup>th</sup> meeting on what property would be chosen.

Appraisals would be based on the property being vacant and the property as is.

At 5:58 p.m. Paul Stokes made a motion to return to regular session from closed session. Seconded by Judge Lane; called for vote and passed.

Judges Mains made a motion that we have selected property MAI appraisal completed with the property being vacant and the property as is. Seconded by Jim Barker; called for vote and passed.

A motion was made by Judge Mains to allow Judge/Executive Nickell sign the Memorandum of Agreement with the AOC. Seconded by Judge Lane; called for vote and passed.

A motion by Judge Mains and seconded by Paul Stokes to have a meeting on November 5<sup>th</sup> in the Fiscal Court Room at 4:30 p.m. to review appraisals on the selected properties. Called for vote and passed.

At 6:32 p.m. Jim Barker made a motion to adjourn. Motion seconded by Judge Lane. Called for a vote and passed.

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LOIS L. HAWKINS, Secretary  
Rowan County Project Development Board